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DRAFT Legal Action Report (LAR) and Meeting Minutes **Design Review Board (DRB)**

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday, October 4, 7:30 a.m.

Location: Public Works Building, 3rd Floor Conference Room
201 North Stone Avenue, Tucson, Arizona

AGENDA

1. Call to Order / Roll Call - 7:31 AM

Mike Anglin (Chair)	Present
Savannah McDonald (Vice Chair)	Present
Nathan Kappler	Absent
Shawn Protz	Present
Chris Stebe	Absent
Caryl Clement	Present

A quorum was established.

2. Review and Approval of the 09/20/19 LAR and Meeting Minutes

Action Taken

Motion was made by DRB Member McDonald to approve the Draft LAR and Meeting Minutes of September 20, 2019 as submitted, duly seconded by Member Caryl Clement, passed by a voice vote of 4– 0. All in favor. Motion passed unanimously.

DRB Member Stebe arrived at 7:32 AM

DRB Member Kappler arrived at 7:34 AM

3. Call to the Audience

No Speakers

4. Continued Case # DRB-RNA-19-12, Façade Modification, 20 East Ochoa Street C-3 Zoning (T19SA00374) Associated Construction Document # T19CM05843

Action Taken

This case was continued by the DRB on September 20, 2019. The DRB asked applicant to return to the DRB with: 1) Revised Shade Study demonstrating compliance with UDC Section 5.12.7.D.4.b; 2) Revised Site plan that includes the footprint of the proposed shade structures or any other component that will provide the required shade on the sidewalk.

The applicant presented a revised new shade study and revised plans and elevations, showing location of new canopies, indicating outdoor four-foot long LED lighting will be provided along the bottom of the proposed canopies. Applicant also answered questions posed by DRB members, indicating proposed ever-

Motion was made by DRB Member Kappler to approve the revisions as submitted, without conditions, duly seconded by Vice Chair McDonald, passed by a voice vote of 6-0, all in favor. Motion passed unanimously.

<p>5. Case # DRB-19-13, El Sur Restaurant, 5602 & 5610 East 22nd Street, C-1 Zoning Associated Board of Adjustment Case # C10-19-17 (T19SA00393) Associated Development Package # DP18-0037</p>	<p>Action Taken</p>
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Staff introduced the project informing the applicant is requesting the DRB to recommended approval to the Board of Adjustment (B/A) their request for the following variances to the required landscaping and screening standards specified in the Unified Development Code (UDC) section 7.6:

- a) Delete the requirement to provide 8 canopy trees throughout the vehicle use areas;
- b) Delete the required 10' wide street landscape border along the 22nd Street frontage;
- c) Delete the required 10' wide street landscape border along Jefferson Avenue;
- d) Delete the required 30" screen between the vehicle use area and Jefferson Avenue; and
- e) Allow the existing 4' tall concrete masonry unit (CMU) wall to remain as constructed in lieu of providing the required 5' tall wall along the south property line.

Staff noted the applicant will also request from the Board of Adjustment the following variances: Allow the right-of-way to be used for maneuvering directly into or from the parking spaces located on the north side of the development; delete the required sidewalk between the most eastern building and the two parking spaces at the northeast corner of the development; and delete the required sidewalk along the 22nd Street frontage, all as shown on the submitted plans.

DRB discussed the following variance requests to the required landscape and screening requirements, and made the following motions:

- a) Delete the requirement to provide 8 canopy trees throughout the vehicle use areas:
The DRB indicated to the applicant adding canopy trees could still be explored, specifically along the northern and southern parking spaces, and at the northwest corner of the property, if overhead electric lines can be avoided. Coordination with zoning and landscape reviewers of development package will need to be coordinated.

Motion was made by DRB Member Stebe, recommending denial of variance request "a)", duly seconded by DRB Member Kappler. Motion passed by a voice vote 6-0, all in favor. Motion passed unanimously.

- b) Delete the required 10 foot- wide street landscape border along the 22nd Street frontage:
The DRB found the applicant is doing everything possible, given the site limitations, to meet UDC Section 5.12.7.C.

Motion was made by DRB member Clement, recommending approval of variance request “b)”, duly seconded by DRB Member Kappler. Motion passed by a voice vote 6-0, all in favor. Motion passed unanimously.

- c) Delete the required 10' wide street landscape border along Jefferson Avenue:

The DRB found the applicant could still explore: installing 5 feet of streetscape in the right-of-way of Jefferson Avenue, if the Department of Transportation approves it; reconfiguring the bike parking spaces to allow for more landscaping area; and installing more landscape materials along the western property line, by shifting the southern parking spaces further to the east. Coordination with zoning, transportation, and landscape reviewers of development package will need to be coordinated.

Motion was made by DRB Member Stebe, recommending denial of variance request “c)”, duly seconded by DRB Member Clement. Motion passed by a voice vote 6-0, all in favor. Motion passed unanimously.

d) Delete the required 30” screen between the vehicle use area and Jefferson Avenue:

The DRB found the applicant has the opportunity to fulfill the 30” screen requirement between the vehicle use area and Jefferson Avenue.

Motion was made by Member Kappler, recommending denial of variance request “d)”, duly seconded by Member Clement. Motion passed by a voice vote 6-0. All in favor. Motion passed unanimously.

e) Allow the existing 4’ tall concrete masonry unit (CMU) wall to remain as constructed in lieu of providing the required 5’ tall wall along the south property line:

The DRB found the applicant can accommodate on site the required five-foot high CMU wall line along the southern property line.

Motion was made by Vice Chair McDonald, recommending denial of variance request “e)”, duly seconded by DRB Member Stebe. Motion passed by a voice vote 6-0, all in favor. Motion passed unanimously.

6. Staff Announcements

Informational

Staff informed the DRB meeting dates for 2020 have been established and are available on the DRB’s webpage.

Staff also informed the DRB of the new upcoming case RNA-DRB-19-02 for proposed revisions to the previously approved façade of the former Wig-O-Rama building at 98 E. Congress St.

7. Adjournment

Meeting Adjourned at 9:13 AM